

GROUP EXHIBIT 1

IN THE CIRCUIT COURT FOR THE 12th JUDICIAL CIRCUIT
WILL COUNTY, ILLINOIS

Filed Date: 3/5/2019 11:37 AM
Envelope: 4154811
Clerk: RR

IN THE MATTER OF THE APPLICATION OF THE)
COUNTY COLLECTOR FOR JUDGMENT AND) CASE NO.: 18 TX 142
ORDER OF SALE AGAINST LANDS AND LOTS)
RETURNED DELINQUENT FOR NONPAYMENT)
OF GENERAL TAXES AND/OR SPECIAL) CERT. NO.: 14-00482
ASSESSMENTS FOR THE YEAR 2014 AND)
PRIOR YEARS)
PETITION OF INTERSTATE FUNDING CORP.)

APPLICATION FOR AN ORDER DIRECTING THE
COUNTY CLERK TO ISSUE A TAX DEED

COMES NOW Interstate Funding Corp., (hereinafter referred to as "Petitioner"), by and through its attorney, Brian A. Burak, and in support of its Application for an Order Directing the County Clerk to Issue Tax Deed, states as follows:

1. Date of Tax Sale: December 3, 2015
2. Taxes Purchased: 2014
3. Name of Purchaser: Interstate Funding Corp.
Certificate of Purchase has been assigned as follows: Galaxy Sites, LLC.
4. Certificate of Purchase Number: 14-00482
A copy of the Certificate is attached as Exhibit "A".
5. Permanent (Property) Index Number: 03-02-401-043-0000.
6. Property Located at: 14136 S. Hunt Club Lane, Plainfield, Illinois.
7. Petition for Tax deed filed on: June 27, 2018.
8. The period of redemption expired on: November 15, 2018.
9. The name and address of the party in whose name the taxes were last assessed as shown on the most recent tax collector's warrant books on the date the notice required by 35 ILCS 200/22-5 was Easley John Christine, 14136 Hunt Club Ln, Plainfield, IL 60544. The Notice required by said Section of the Property Tax Code was delivered to the Will County Clerk by mailing on February 29, 2016. A copy of said Notice is attached hereto as Exhibit "B".

10. The parties who are owners, occupants and parties interested in the subject property are as follows:

Will County Clerk
John Easley
Christine Easley
Glenn B. Stearns, Trustee
Patrick S. Laying, Trustee
Occupant, 14136 Hunt Club Lane, Plainfield, IL
The Cambridge at the Reserve HOA
Foster/Premier, Inc.

A copy of the evidence of search of public records is attached hereto as Exhibit "C".

11. The Sheriff's Notice required by 35 ILCS 200/22-10 is attached hereto as Exhibit "D". The Sheriff's returns of service indicate the following:

<u>Name of Party</u>	<u>Address of Service</u>	<u>Manner and Date of Service</u>
Will County Clerk	302 N. Chicago St. Joliet, IL 60432	Corp. service 7-10-18
John Easley	14136 Hunt Club Ln. Plainfield, IL 60544	Sub. service 7-20-18
Christine Easley	14136 Hunt Club Ln. Plainfield, IL 60544	Personal service 7-20-18
Occupant	14136 Hunt Club Ln. Plainfield, IL 60544	Personal service 7-20-18 (Christine Easley)
Patrick S. Laying, Trustee	219 S. Dearborn St. Chicago, IL 60604	Cert. mail signed 7-12-18
Glenn B. Stearns, Trustee	801 Warrenville Rd., Ste. 650 Lisle, IL 60532	Cert. mail signed 7-12-18
Foster Premier, Inc.	456 N. Weber Rd., Unit B Romeoville, IL 60446	Corp. service 7-10-18
Cambridge at the Reserve HOA	456 N. Weber Rd., Unit B Romeoville, IL 60446	Corp. service 7-10-18

12. The Clerk's Notice required by 35 ILCS 200/22-25 was placed with the Clerk of the Circuit Court of Will County. A copy of said Notice is attached hereto as Exhibit "E".
13. The Publication Notice required by 35 ILCS 22/22-20 was published in The Herald-News, a newspaper in Will County, Illinois, on July 25, 26, and 27, 2018. A copy of the Certificate of Publication is attached hereto as Exhibit "F".
14. The following general taxes arising subsequent to the sale of the property are as follows:

The 2015, 2016 and 2017 taxes have been paid.

WHEREFORE, Galaxy Sites, LLC, Petitioner, applies for the entry of an Order Directing County Clerk to Issue Tax Deed and for other relief.

GALAXY SITES, LLC.,

By: 

Attorney for Petitioner

Brian A. Burak, #6224580
Attorney for Petitioner
3116 RFD
Long Grove, IL 60047
(847) 456-1999
taxsalelawyer@gmail.com

STATE OF ILLINOIS)
} ss
COUNTY OF WILL)

Certificate 14-00482

I, NANCY SCHULTZ VOOTS, County Clerk in and for the County and State aforesaid, do hereby certify that INTERSTATE FUNDING CORP. did on DECEMBER 3, 2015 between the hours of nine o'clock a.m. and four o'clock p.m. of the said day, purchase at the public auction, at the County Office Building in Joliet, in said County, the real estate below described, situated in the said County of Will, for the delinquent taxes and interest and costs due thereon, for the year 2014 and paid as purchase money the total amount stated herein.

NAME OF ASSESSOR AND PROPERTY DESCRIPTION

03-02-401-043-0000

EASLEY JOHN CHRISTIE
14136 HUNT CLUB LN
PLAINFIELD IL
60544

That said purchase was made on the basis of and for the rate of 00 per cent penalty Total amount paid by purchaser 22,428.87

The above named purchaser, his heirs or assigns, will upon application and compliance with the provisions of law pertaining thereto, be entitled to a deed of conveyance for any real estate herein described which shall not have been redeemed, provided that unless the holder of the certificate shall take out said deed as entitled by law, and file the same for record within one year from and after the time for redemption expires, the said certificate or deed, and the sale upon which it is based shall, from and after the expiration of such one year, be absolutely null.

IN WITNESS WHEREOF, I hereunto set my name at my office at Joliet,

DECEMBER 9, 2015



Amount of sale received and certificate hereby countersigned.

Nancy Schultz Voots
County Clerk

Steve J. Clark
County Collector

Redemption Amount: _____

Date: _____

Check Number: _____

If this Certificate is assigned, the assignment blank below must be made complete.
If not, the sale made thereto will not be cancelled or deed issued to assignee

STATE OF ILLINOIS)
COUNTY OF WILL) ss

In consideration of the sum of TEN and 00/100 Dollars,

I do hereby sell, assign, transfer and set over to GALAXY SITES, LLC.
his heirs, executors, administrators and assigns, the written certificate of purchase, and all my right, title
and interest in or to the real estate therein described, to have and to hold the same to himself, his heirs
executors, administrators, and assigns, to his and their sole use, benefit and behoof forever

Given under my hand this 5th day of MARCH A.D. 2019,

NOTAN

TAKE NOTICE

EXHIBIT B

County of WILL
Date premises sold 12-3-2015
Certificate No. 14-00482
Sold for General Taxes of 2014
Sold for Special Assessment of
(Municipality): N/A
And Special Assessment Number N/A
Warrant No. N/A Inst. No. N/A

To: EASLEY JOHN CHRISTIE
14136 HUNT CLUB LN
PLAINFIELD, IL 60544

THIS PROPERTY HAS BEEN SOLD FOR DELINQUENT TAXES

The property located at: 14136 S HUNT CLUB LN, PLAINFIELD, IL 60544

Legal Description or Property Index No. 03-02-401-043-0000

This notice is to advise you that the above property has been sold for delinquent taxes and that the period of redemption from the sale will expire on 06-4-2018.

This notice is also to advise you that a petition will be filed for a Tax Deed which will transfer title and the right to possession of this property if redemption is not made on or before 6-4-2018.

At the date of this notice the total amount which you must pay in order to redeem the above property is \$22,496.61.

YOU ARE URGED TO REDEEM IMMEDIATELY TO PREVENT LOSS OF PROPERTY

Redemption can be made at any time on or before 6-4-2018 by applying to the County Clerk of WILL County, Illinois, at Joliet.

The above amount is subject to increase at six-month intervals from the date of sale. Check with the County Clerk as to the exact amount you owe before redeeming. Payment must be made by certified check, cashier's check, money order, or in cash.

FOR FURTHER INFORMATION CONTACT THE COUNTY CLERK

ADDRESS: 302 N CHICAGO ST., JOLIET, IL 60432
TELEPHONE: (815) 740-4615

Dated 2-26-2016

WILL COUNTY, ILLINOIS
COUNTY CLERK
NANCY SCHULZ VODS

16 FEB 29 AM 8:48

INTERSTATE FUNDING CORP.

Purchaser or Assignee

FILED

~~EXHIBIT C~~

14-00482



Affinity Title Services, LLC

Ownership and Encumbrance Report

Order number: AFF-1809679-R

Effective Date: 5/17/2018

Property Address: 14136 S. HUNT CLUB LN.

Prepared Date: May 24, 2018

Names Searched:

For Parcel: 03-02-401-043-0000

Document Type

WARRANTY DEED

Document Date

08/03/2010

Recording Date

08/17/2010

Document Number

2010-084431

Grantor

HOCH, JONATHAN

Grantor

WALSH, KAREN; (H&W)

Grantee

EASLEY, CHRISTIE; (H&W)

Grantee

EASLEY, JOHN

Consideration

\$375.00

Vesting InformationLegal Description

*SEE ATTACHED IMAGE

Tax Information

*SEE ATTACHED TAX REPORT

Mortgage Information

No documents of this type found

Judgments, Liens, and Miscellaneous

Judgment for \$13,970.93 plus costs, against First Midwest Bank Na and Ma King Construction Inc and William Ryan Homes Inc entered as Document number 150304 in Will County Court.

Judgment for \$0.00 plus costs, against entered as Document number 13B20110 in Will County Court. DEFENDANT DISMISSED 10-23-15 CASE TERMINATED 04-07-16

Judgment for \$0.00 plus costs, against entered as Document number 16B00155 in Will County Court. CLOSED 04-19-18

Notice Of Lis Pendens (action) from Naperville Ready Mix Inc to King & Larsen Construction Inc recorded April 11, 2002 as Document number 62332 in the Office of the Recorder of Will County, Illinois. D1CH-0051 - CASE SETTLED/DISMISSED 07-13-03

Instrument from Hoch, Jonathan and Walsh, Karen to PTAX FORM recorded August 17, 2010 as Document number 84432 in the Office of the Recorder of Will County, Illinois.

LIMITATION OF LIABILITY:

1. YOU MAY USE RDC REPORTS FOR BUSINESS PURPOSES ONLY. YOU SHALL NOT USE THE RDC REPORTS OR ANY OF ITS INFORMATION, ELEMENTS OR RELATED FACILITIES OR CAPABILITIES TO CONDUCT ANY BUSINESS OR ACTIVITY, OR SOLICIT THE PERFORMANCE OF ANY ACTIVITY, THAT IS PROHIBITED BY OR WOULD VIOLATE ANY APPLICABLE LAW, RULE, REGULATION, AGREEMENT OR LEGAL OBLIGATION. YOU AGREE TO COMPLY WITH ALL LAWS, RULES, REGULATIONS AND DUTIES APPLICABLE TO ITS USE OF THE RDC REPORTS. IN NO EVENT SHALL RDC'S LIABILITY EVER EXCEED THE PRICE YOU PAID FOR A PARTICULAR PRODUCT OR SERVICE THAT MAY BE THE SUBJECT OF A CLAIM. NO ORAL ADVICE OR WRITTEN INFORMATION GIVEN BY RDC OR ITS AFFILIATES, OR ANY OF THEIR OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, PROVIDERS, OR THE LIKE, SHALL CREATE A WARRANTY; NOR SHALL YOU RELY ON ANY SUCH INFORMATION OR ADVICE.
2. THIS IS A SEARCH OF THE PUBLIC RECORDS (DEFINED AS RECORDS ESTABLISHED OF ILLINOIS STATUTES FOR THE PURPOSE OF IMPARTING CONSTRUCTIVE NOTICE OF MATTERS RELATING TO REAL PROPERTY TO PURCHASERS FOR VALUE AND WITHOUT KNOWLEDGE AND WITH RESPECT THERETO, NO LIABILITY IS ASSUMED FOR (A) THE IDENTITY OF ANY PARTY REFERRED TO HEREIN; (B) THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN; (C) THE INACCURACY OF THE AFOREMENTIONED PUBLIC RECORDS; AND (D) THE PHYSICAL CONDITION OF THE LAND DESCRIBED HEREIN.
3. THE DUTY OF THE PREPARER HEREUNDER SHALL BE TO USE REASONABLE CARE IN PREPARING THE SEARCH AND ANY LIABILITY OF THE PREPARER HEREUNDER SHALL ONLY BE IN FAVOR OF THE PARTY NOTED HEREIN WHO SHALL SUSTAIN ACTUAL MONETARY LOSS IN RELIANCE UPON THE INFORMATION CONTAINED HEREIN, BUT WHO IS WITHOUT ACTUAL KNOWLEDGE OF ANY MATTER CONTAINED IN THE PUBLIC RECORDS (AS DEFINED AFORESAID HEREIN) NOT NOTED HEREIN.
4. OTHER THAN FOR THE PARTY NOTED HEREIN, THIS PROPERTY REPORT SHALL NOT BE CONSTRUED AS GRANTING ANY BENEFITS, RIGHTS, PRIVILEGES, ACTIONS OR REMEDIES TO ANY PERSON, PARTNERSHIP OR CORPORATION UNDER ANY THIRD PARTY BENEFICIARY THEORY OR OTHERWISE. ANY LIABILITY HEREUNDER SHALL IN NO CASE EXCEED THE LESSER OF ONE (\$1.00) DOLLAR OR ACTUAL MONETARY LOSS.
5. THIS IS NOT A TITLE INSURANCE POLICY, GUARANTEE OR OPINION OF TITLE, AND SHOULD NOT BE RELIED UPON AS SUCH.

EXCLUDED:

- A. EASEMENTS OR CLAIMS OF EASEMENTS
- B. CONDITIONS, COVENANTS AND RESTRICTIONS SHOWN BY THE PUBLIC RECORDS.
- C. ANY LAW, ORDINANCE OR GOVERNMENT REGULATION RESTRICTING, REGULATING, PROHIBITING OR RELATING TO THE OWNERSHIP, USE, OCCUPANCY, OR ENJOYMENT OF THE LAND OR THE EFFECT OF ANY VIOLATION OF THESE LAWS, OR GOVERNMENT REGULATION.

Date: May 24, 2018

BY: Realty Data Corp
(AUTHORIZED SIGNATURE INCORPORATED HEREIN BY
REFERENCE)

TAKE NOTICE

EXHIBIT D

County of Will, State of Illinois

Date Premises Sold 12/3/2015

Certificate No. 14-00482

Sold for General Taxes of (year) 2014

Sold for Special Assessment of N/A
(municipality)
and Special Assessment Number N/A

Warrant No. N/A Inst. No. N/A

THIS PROPERTY HAS BEEN SOLD FOR DELINQUENT TAXES

Property located at 14136 S. HUNT CLUB LN., PLAINFIELD, IL

Legal Description or Property Index No. 03-02-401-043-0000

This notice is to advise you that the above property has been sold for delinquent taxes and that the period of redemption from the sale will expire on 11/15/2018

The amount to redeem is subject to increase at 6 month intervals from the date of sale and may be further increased if the purchaser at the tax sale or his or her assignee pays any subsequently accruing taxes or special assessments to redeem the property from subsequent forfeitures or tax sales. Check with the county clerk as to the exact amount you owe before redeeming:

This notice is also to advise you that a petition has been filed for a tax deed which will transfer title and the right to possession of this property if redemption is not made on or before 11/15/2018.

This matter is set for hearing in the Circuit Court of this County in Joliet, Illinois, on 12/20/2018 in the Will County Courthouse, 57 N. Ottawa St., Joliet, IL 60432, Courtroom A236 at 9:00 A.M.

You may be present at this hearing but your right to redeem will already have expired at that time.

YOU ARE URGED TO REDEEM IMMEDIATELY TO PREVENT LOSS OF PROPERTY

Redemption can be made at any time on or before 11/15/2018 by applying to the County Clerk of Will County, Illinois at the Office of the County Clerk in Joliet, Illinois.

For further information contact the County Clerk.

Will County Clerk
302 N Chicago St.
Joliet, IL 60432
(815) 740-4615

INTERSTATE FUNDING CORP.
PURCHASER or ASSIGNEE

Dated: 07/05/2018

TAX DEED NO. 18TX142 FILED 6/27/2018

TAKE NOTICE

EXHIBIT "E"

County of Will, State of Illinois

Date Premises Sold 12/3/2015

Certificate No. 14-00482

Sold for General Taxes of (year) 2014

Sold for Special Assessment of N/A
(municipality)

and Special Assessment Number N/A

Warrant No. N/A Inst. No. N/A

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For further information contact the County Clerk.

Will County Clerk
302 N Chicago St.
Joliet, IL 60432
(815) 740-4615

Clerk of the Circuit Court
Will County, Illinois

Certificate of the Publisher

The Herald-News

Description: 18 TX 142 14-00482
1559921

JENNINGS REALTY, INC
820 CHURCH ST., SUITE 200
EVANSTON IL 60201

Shaw Media certifies that it is the publisher of The Herald-News. The Herald-News is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Joliet, County of Will, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 3 time(s) in The Herald-News, namely one time per week for three successive week(s). Publication of the notice was made in the newspaper, dated and published on 07/25/2018 07/26/2018 07/27/2018

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by J. Tom Shaw, its publisher, at Joliet, Illinois, on 27th day of July, A.D. 2018

Shaw Media By:



J. Tom Shaw, Publisher

Account Number 10075908

Amount \$605.36

To:
JAMES EASLEY 2 A/K/A JOHN EASLEY II,
MARC K. SCHWARTZ, AS R/A FOR FOSTER/PREMIER INC., AS MANAGEMENT OFFICE FOR THE CAMBRIDGE AT THE RESERVE HOMEOWNERS ASSOCIATION, FOSTER/PREMIER INC., AS MANAGEMENT OFFICE FOR THE CAMBRIDGE AT THE RESERVE HOMEOWNERS ASSOCIATION, RYAN H. SHIRZI, AS R/A FOR THE CAMBRIDGE AT THE RESERVE HOMEOWNERS ASSOCIATION, JAMES EASLEY,

JOHN EASLEY 3 A/K/A JOHN EASLEY III,
THE CAMBRIDGE AT THE RESERVE HOMEOWNERS ASSOCIATION, PATRICK S. LAYNG, AS U.S. TRUSTEE IN CASE NO. 18-04607 GLENN B. STEARNS, AS TRUSTEE IN CASE NO. 18-04607, OCCUPANT, CHRISTIE M. EASLEY A/K/A CHRISTIE M. BATES, JOHN EASLEY A/K/A JOHN I EASLEY, JOHN EASLEY JR., PARTIES IN OCCUPANCY OF ACTUAL POSSESSION OF SAID PROPERTY; UNKNOWN OWNERS OR PERSON INTERESTED IN SAID LAND OR LOT.

WILL COUNTY CLERK
TAX DEED NO. 18TX142
FILED 6/27/2018

TAKE NOTICE
County of Will, State of Illinois
Date Premises Sold 12/3/201
Certificate No. 14-00482
Sold to General Taxes of (Year)
2014
Sold for Special Assessment of N
(municipality)
and Special Assessment Numbr
N/A
Warrant No. N/A Ind. No. N
THIS PROPERTY HAS BEEN
SOLD FOR DELINQUENT TAXES
Property located at 14136 S. HULL
CLUB LN, PLAINFIELD, IL
Legal Description or Property Ind
No. 03-02-401-043-0000

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Redemption can be made any time on or before 11/15/2018 by applying to the County Clerk, Will County, Illinois at the Office of the County Clerk in Joliet, Illinois. For further information contact the County Clerk, Will County Clerk, 302 N Chicago St., Joliet, IL 60432, (815) 740-4815.

INTERSTATE FUNDING CO.
PURCHASER or ASSIGN
Dated: 07/05/20

EXHIBIT 2

STATE OF ILLINOIS)
) ss.
COUNTY OF WILL)

R2019021379
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
04/15/2019 11:21:34 AM
RECORDING FEES: 42.00
IL RENTAL HSNG: 9.00
CONSIDERATION: 0.00
WILL COUNTY TAX:
IL STATE TAX:
PAGES: 1
DMB

TAX DEED

WHEREAS, at a public sale of Real Estate for the non-payment of taxes, made in the County aforesaid, on December 3, 2015, the following described Real Estate was sold, to-wit:

Lot 145 in the Reserve of Plainfield Unit 2, being a Subdivision of part of the West 3/4 of the Southeast 1/4 of Section 2, Township 36 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded December 21, 1999 as Document Number R99-155071, and Certificate of Correction recorded January 6, 2000 as Document Number R2000-002047, and Certificate of Correction recorded January 25, 2000 as Document Number R2000-010105, in Will County, Illinois.

P.I.N.: 03-02-401-043-0000:

Address: 14136 Hunt Club Lane, Plainfield, Illinois.

AND WHEREAS, the same not having been redeemed from said sale, and it appearing that the holder of the Certificate of Sale of said real estate has complied with the laws of the State of Illinois necessary to entitle it to a deed of said real estate:

NOW THEREFORE, Know ye, That I, Lauren Staley Ferry, County Clerk of said County of Will, in consideration of the premises and by virtue of the statutes of the State of Illinois in such cases provided, do hereby grant and convey unto Galaxy Sites, LLC., 820 Church Street, suite 200, Evanston, IL 60201, the said real estate hereinbefore described.

FILED: 04-03-2019

Prepared by:

Brian A. Burak, Esq.
3116 RFD
Long Grove, IL 60047

DATED: 04-03-2019

Lauren Staley
(County Clerk)

Subsequent tax bills & return to: Galaxy Sites, LLC

820 Church Street, suite 200
Evanston, IL 60201

EXEMPT UNDER PARAGRAPH "F", SECTION "H" OF THE "REAL ESTATE TRANSFER TAX ACT".

Lindsay Rosner 3/20/2019